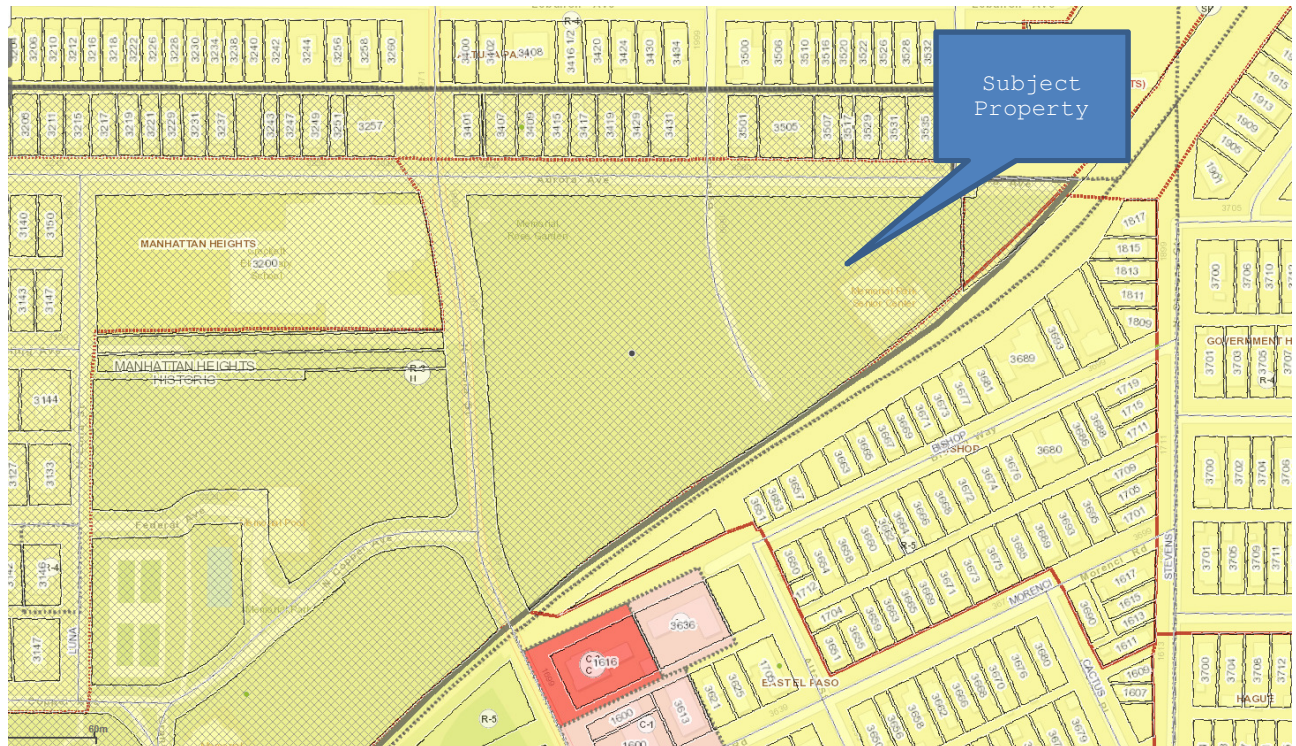




PHAP18-00019

Date: May 21, 2018
Application Type: Certificate of Appropriateness
Property Owner: City of El Paso
Representative: Tracy Novak
Legal Description: 13 Manhattan Heights all of blk. 7500.00 sq. ft., City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 1800 Byron Street
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: N/A
Historic Status: N/A
Request: Certificate of Appropriateness for the construction of new game courts in Memorial Park to include a new canopy structure, landscaping, ramps, sidewalks, benches, picnic tables, and trash receptacles
Application Filed: 5/15/2018
45 Day Expiration: 6/29/2018

ITEM #6



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of new game courts in Memorial Park to include a new canopy structure, landscaping, ramps, sidewalks, benches, picnic tables, and trash receptacles

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

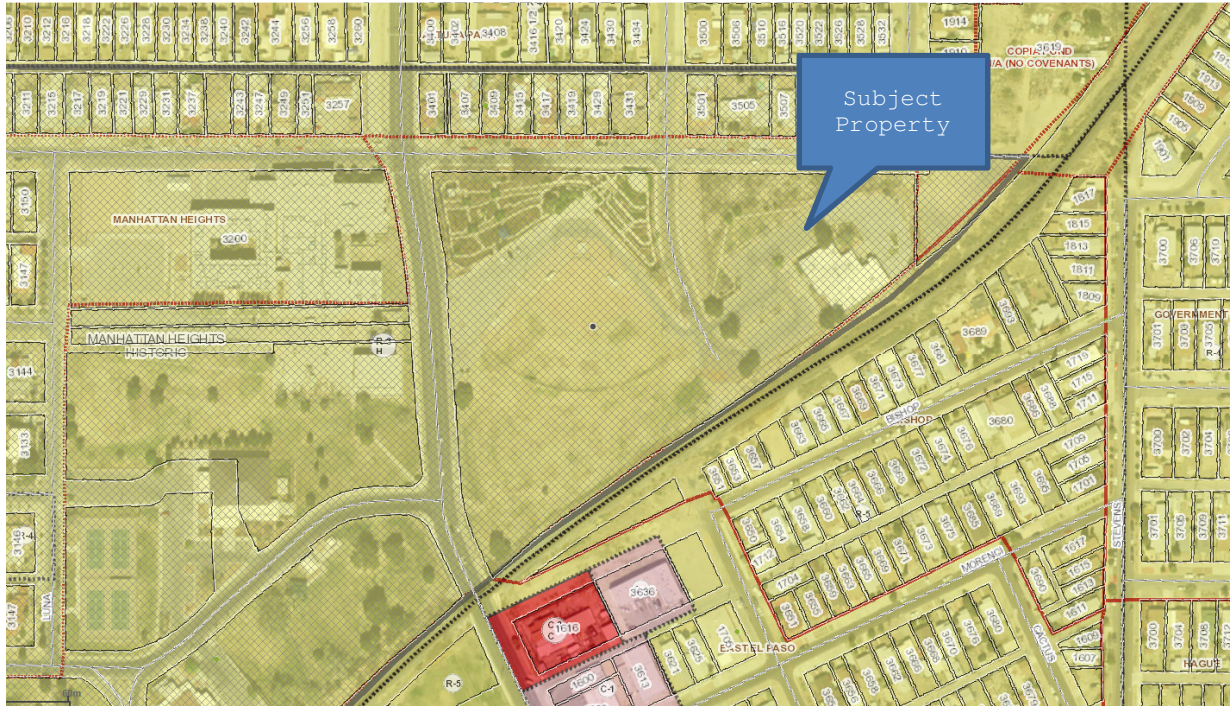
- *Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.*
- *Features added to assist persons with disabilities should be designed and constructed so that the original design of the entrance or porch is not diminished and historic materials or features are not damaged.*
- *New and replacement portions of sidewalks and driveways shall be constructed in material, finish, color, scoring, grid pattern, and control joints to match existing or the surrounding original paving.*
- *In certain cases where issues such as water conservation and maintenance are applicable, some types of hard surface coverings for 100% coverage may be considered on an individual basis by the Historic Landmark Commission. These include materials such as Franklin Mountain stone, landscaping rock, brick and other pavers that might be appropriate to the area.*
- *Trash receptacles and dumpster areas must be adequately screened from view of the public right-of-way and adjoining residences with shrubs and/or fencing.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *Retain mature trees that contribute to the character of the historic district.*
- *Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees.*
- *Retain historic landscape materials such as brick or pavers.*
- *Replace mature trees with similar canopy and in the same location when they are damaged or diseased. When the same site location is not practical, select a location for replacement trees that will enhance the appearance and character of the historic streetscape or provide shade.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

AERIAL MAP



PROPOSED ELEVATION AND SECTIONS

AMMTEC CONSULTANTS

Member Weights							
				psf	Area	Td Wt (lbs)	
Roof Type & Gauge: R Panel 24 Ga Metal Roofing Load Tables				0.5	448	224	
T&G Roofing				0.0	448	0	T&G Roof
Misc Appurtenances & Mats:				0	448	0	
FS	Column / Member	(in)	Wall "t" (in)	plf	L (ft)	Td Wt (lbs)	Bolt Dia / Grade
FSC=1.68	Vertical Column	6	HSS Square t=0.12	9.6	48.0	461	5/8 A36
FSC=1.57	Canopy Ridge Beam -	5 x 5" HSS Square, t=0.12"		8.2	18.0	147	3/4 A325
FSC=1.35	Main Beam Sizing	5" x 5" HSS Square, t=0.12"		8.2	29.6	242	1 A307
FSC=1.46	Perimeter Beam	8" x 3" HSS Rectangle, t=0.12"		9.0	92.0	830	1 A307
Total						1,306	
Total/Column						327	

Roof Snow Load (IBC 1008, ASCE 7)

(Eq 7-1) $p_g = 0.7 C_e C_t C_s p_g$

p_g = Ground Snow Load = 5.0 psf $p_g = 4.2$ psf

C_e = Exposure Factor = 1.0 [ASCE T 7-2]

C_t = Thermal Factor = 1.2 [ASCE T 7-3]

I = Importance Factor = 1.0 [ASCE T 7-4]

C_s = Sloped Roof Coeff = 1.00 [ASCE F 7-2]

(Eq 7-2) $p_g = C_e C_t C_s p_g$ $p_g = 4.2$ psf

Canopy Dimensions

Width = 14 (ft) Length = 32 (ft)

Column Height = 12 (ft) Columns = 4 (ft)

Roof Pitch = 4 (in) V 12 (in) H

Ridge Beam Length = 18.0 (ft)

Ridge Trib Width = 5.3 (ft)

Hip Length (horz) = 7.0 (ft)

Canopy Height = 2.3 (ft) (above frame)

Total Hip Length = 7.4 (ft)

Perimeter Beam Length = 28.7 (ft)

Perimeter Tributary Width = 4.3 (ft)

Mid Beam Length = 0.0 (ft)

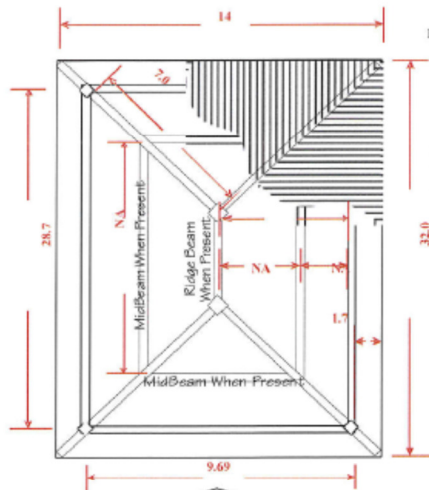
Mid Tributary Width = 0.0 (ft)

Peak to Mid (ft): 5.3

Peak/Mid to Per (ft): 0.0

Perimeter Extension (ft): 1.66

Area:	$C_{NW} = 224$ SF	$C_{NE} = 224$ SF
Area:	$C_{SW} = 224$ SF	$C_{SE} = 224$ SF



Foundation (Spread)

Side = 54 inches $h_s = 1.5$ feet

Reinf	Bar#	Quant	Spacing
Vert Reinf	N/A	N/A	N/A
Horz Reinf	5	3	24.00

Foundation - Pier

$h_p = 4$ feet (=48") Diameter = 24 inches

Reinf	Bar#	Quant	Spacing
Vert Reinf	5	3	18.85
Horz Reinf	3	10	10.00

CLIENT:	CRS 18139		Prepared By: MJK
PROJECT:	Memorial Park Senior Center 14'x32' Mesa Model		Date: 05/08/18
	Las Cruces, New Mexico		